

City Council
Atlanta, Georgia

04- 0 -1139

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-55
5-11-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **302-306 Laurel Avenue, S.W.** be changed from the **R-4 (Single-Family Residential)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **149** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

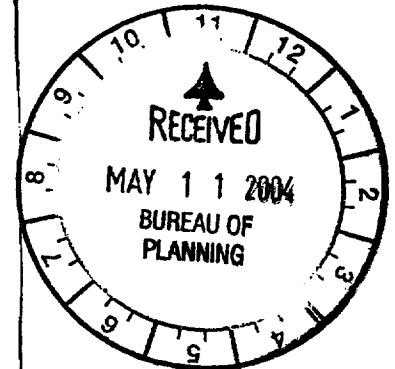
C-10

302 Laurel Avenue S.W.

All that tract of parcel of land lying and being in Land Lot 149 of the 14th District of Fulton County, Georgia, and more particularly described as follows:

Commencing at an iron rebar placed at the intersection of the southern right-of-way line of Westview Drive and the southwestern right-of-way line of Interstate Highway 20 and the southern edge of a concrete sidewalk, and proceeding thence north 88 degrees 57 minutes 28 seconds west, a distance of 50.86 feet to an angle point of the concrete sidewalk; thence proceeding along said edge of the concrete sidewalk south 47 degrees 07 minutes 43 seconds, a distance of 10.30 feet to an angle point of the concrete sidewalk; thence proceeding south 01 degrees 16 minutes 41 seconds west, along the edge of said sidewalk, a distance of 104.02 feet to a 1/2" rebar found; thence proceeding south 88 degrees 37 minutes 07 seconds east, a distance of 55.00 feet to an iron rebar placed; thence proceeding south 02 degrees 09 minutes 13 seconds west, a distance of 33.50 feet to a 1" open top pin found; thence proceeding south 89 degrees 49 minutes 45 seconds east, a distance of 115.66 feet to a 1/2" rebar placed; thence proceeding south 01 degrees 10 minutes 40 seconds west, a distance of 48.89 feet to a 1/2" rebar placed; thence proceeding south 89 degrees 46 minutes 24 seconds east, a distance of 55.00 feet to a 1/2" rebar placed; thence proceeding north 01 degrees 10 minutes 36 seconds east, a distance of 98.94 feet to a 1/2" rebar placed; thence proceeding south 89 degrees 09 minutes 21 seconds east, a distance of 160.00 feet to a 1/2" rebar found on the western right-of-way of Wellington Street; thence proceeding north 00 degrees 29 minutes 05 seconds west, a distance of 2.39 feet to a concrete right-of-way monument found on the right-of-way of Interstate Highway 20; thence proceeding north 66 degrees 25 minutes 48 seconds west, along the southwestern right-of-way of Interstate Highway 20, a distance of 124.83 feet to a concrete right-of-way monument found; thence proceeding along the southwestern right-of-way of Interstate Highway 20, north 66 degrees 25 minutes 48 seconds west, a distance of 215.09 feet to the point of beginning.

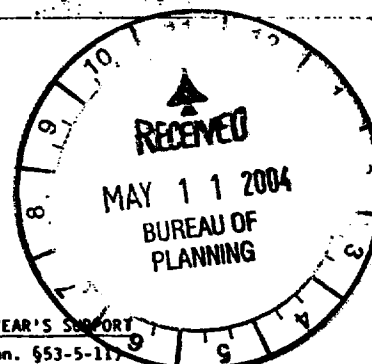
Said tract is more particularly shown on a Plat of Survey prepared by C. Sam Davis G.R.L.S. No. 1229, dated March 3, 1988 for the CITY OF ATLANTA. Said tract is unimproved and contains 0.8263 acres.



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CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to Ga. Code Ann. §53-5-11)

GEORGIA, FULTON COUNTY

Estate #145648

DATE ORDER GRANTED: April 22, 1991

GRANTOR:(NAME OF DECEASED) Otis C. Judge Sr.

GRANTEE:(NAME OF WIDOW(ER), INCLUDING (MAIDEN)(MIDDLE) NAME, AND EACH MINOR CHILD, AND DATE OF BIRTH AND AGE OF EACH MINOR)
Mary Louise Witt Judge

Legal Description of Real Property and Interest Therein:

Beginning at a point on the East side of Laurel Avenue One Hundred Sixteen and five-tenths (116.5) feet South from the southeast corner of Laurel Avenue and Westview Drive; thence South along the East side of Laurel Avenue Thirty three and five-tenths (33.5) feet; thence East Fifty eight (58) feet; thence North Thirty three and five-tenths (33.5) feet; thence West Fifty eight (58) feet, more or less, to the point of beginning on Laurel Avenue; being improved property known as No. 306 Laurel Avenue, S.W., Atlanta, Georgia.

GEORGIA Fulton County Clerk's Office Superior Court
Filed & Recorded Apr 24, 1991 at 12:00

Juanita White CLERK

Court Identification Number

Also land in _____ None Count(y)(ies).

Certificate prepared by:

[Signature]
SIGNATURE OF ATTORNEY

I do hereby certify that the information herein is true and correct.

JUDGE OF THE PROBATE COURT

By: *[Signature]*
CLERK, PROBATE COURT OF FULTON COUNTY

Delivered to Fulton sc. 4-24 1991

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